

**7/16/12 - Monday, July 16, 2012**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of July 16, 2012**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kayser, Duax, Weld, Pearson, Hibbard, Larson, Mdms. Mitchell, Ebert

Staff Present: Messrs. Tufte, Reiter, Amundson

The meeting was chaired by Mr. Kayser.

**1. ANNEXATION (12-01A) “ 3824 LaSalle Street**

Thomas Galde has petitioned for annexation of a parcel with a single-family residence located at 3824 LaSalle Street from the Town of Seymour. City utilities are available to the property in the street.

Ms. Mitchell moved to recommend annexation of the property. Mr. Pearson seconded and the motion carried.

**2. EXCESS LAND “ Vacant Land, West of Vine Court**

The City owns a 0.45 acre vacant lot near Vine Court. The off-street parcel is presently used as a natural storm water drainage area and the City has no plans to construct facilities on the property. The abutting property owner to the east has requested to purchase a 1,830 square foot strip of the parcel to increase the size of his rear yard.

Ms. Ebert moved to recommend the small section be declared excess in order to sell to the abutting property owner. Mr. Weld seconded and the motion carried.

**3. SITE PLAN (SP-1225) “ Office Addition to Powertex, Hwy. 93**

Bauman Construction has submitted a site plan for an office addition to Powertex on Hwy. 93, south of I-94. The site plan shows a 3,254 square foot office addition to the front of the building. The addition is masonry.

Mr. Weld moved to approve the site plan with the conditions listed in the staff report. Mr. Pearson seconded and the motion carried.

**4. SITE PLAN (SP-1226) “ Metro Crossing Apartment Building, 2851 Hendrickson Drive**

Jim Rooney has submitted a site plan for the Metro Crossing apartments to be located at 2851 Hendrickson Drive. The site plan is consistent with the General Development Plan as approved with the zoning. The site plan shows an 84-unit apartment building. The required parking is 160 stall and 178 are provided on-site and below-grade garage parking. The applicant will be negotiating with the City the sale of the property for the proposed Hendrickson Drive frontage road realignment as shown on the site plan.

Jim Rooney appeared in support.

Ms. Mitchell moved to approve the site plan with the conditions listed in the staff report. Mr. Weld seconded and the motion carried.

**5. SITE PLAN (SP-1227) “ Calvary Baptist Church, Epiphany Lane**

Kramer Land Design Studio has submitted a site plan for Calvary Baptist Church to be located on the east side of N. Clairemont Avenue, north of Folsom Street. The site plan shows a three-phase building plan and two-phase parking lot plan for the project. The site plan notes 694 seats for the Phase 1 project and 195 parking stalls. 116 stalls are required. The Plan Commission will need to approve the parking in excess of 125%. They have submitted a parking analysis stating the need for the additional parking. Full development of the site could provide 421 stalls. Mr. Tufte noted several deficiencies in the landscape plan and the need for landscaped islands in the parking lot.

Mr. Amundson answered questions on drainage from the parcel and within the area.

Mark Erickson, Kramer Land Design Studio, spoke in support. He stated that the drainage area is designed for the final build-out of the property.

Wayne Peters, 2227 Skeels Avenue, also spoke in support. He described the history of the preparation of the property and adjacent streets to handle drainage.

Mr. Pearson moved to approve the site plan with the conditions listed in the staff report. Mr. Hibbard seconded and the motion carried.

**6. DISCUSSION “ Work Program, Eau Claire Sewer Service Area Subarea Plans**

Mr. Tufte described a proposed work program to develop subarea plans as part of the intergovernmental agreement between the surrounding towns and the City of Eau Claire. The areas to be studied are within the sewer service area of the City. These subarea

plans would be completed prior to the update of the Comprehensive Plan due at the end of 2015. That way they can be incorporated into the updated plan. There will be a two-phase process, with the first phase being fact finding and analysis of conditions. The second phase will develop the Plan Elements for each subarea. This planning process will involve several meetings with the Towns and County representatives, and staff will also include Altoona in the study areas. The Towns do not approve the final plan but acknowledge the plan. The subarea plans will be used by the City when considering property for annexation and development within the City.

## **7. MINUTES**

The minutes of the meeting of July 2, 2012, were approved.

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Tom Pearson  
Secretary